



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 23, 2016
AGENDA DATE: March 30, 2016
PROJECT ADDRESS: 1317 State Street & 1330 Chapala Street (MST2015-00443)
 Arlington Theatre / Village Subdivision
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470, ext. 4552
 Beatriz Gularte, Senior Planner *BEG*
 Allison De Busk, Project Planner *ALD*

I. PROJECT DESCRIPTION

The project consists of a two-lot subdivision of a 2.41-acre lot. Proposed Lot 1 (1330 Chapala Street) would be 0.72 acres and would contain the approved, but not completed, Arlington Village mixed-use development containing 33 apartments and 984 square feet of commercial floor area. Proposed Lot 2 (1330 Chapala Street) would be 1.69 acres and would contain the Arlington Theatre.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of one (1) lot into two (2) lots (SBMC 27.07).

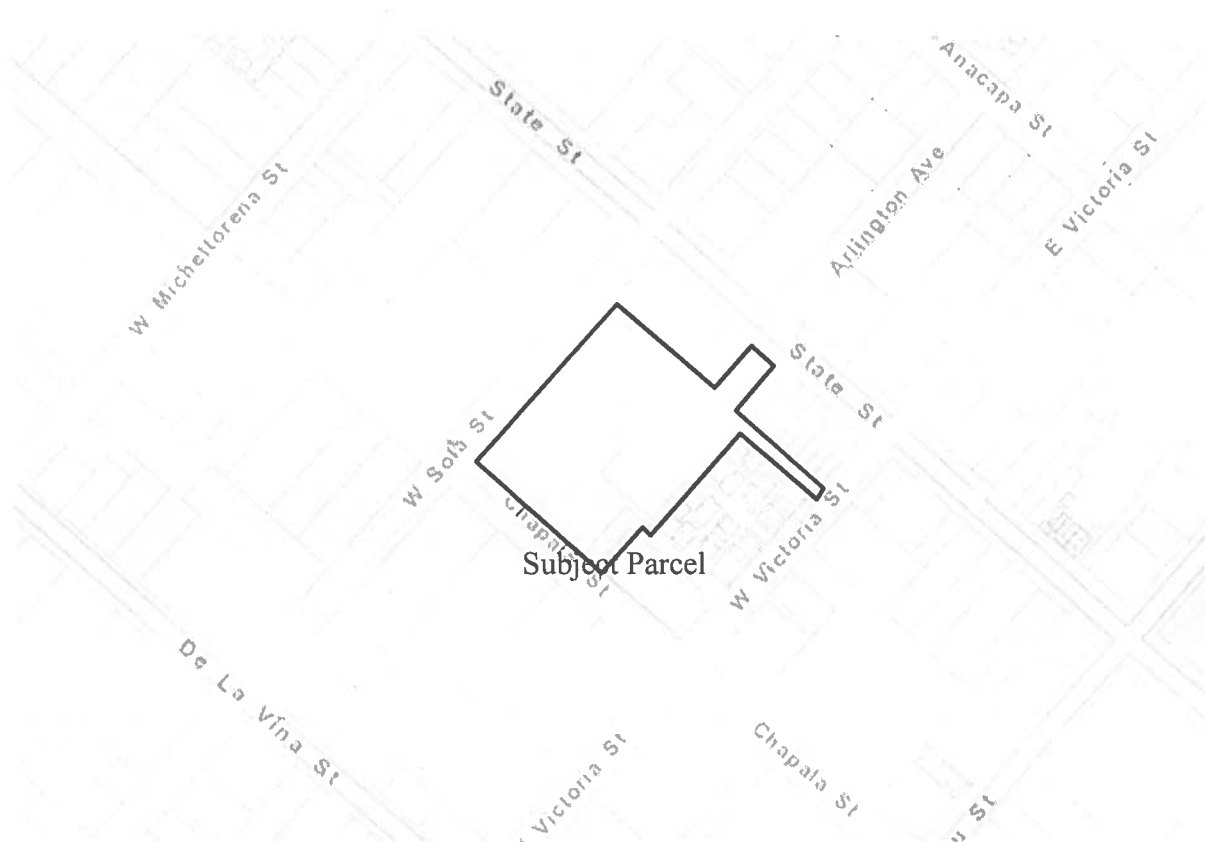
APPLICATION DEEMED COMPLETE: March 14, 2016
DATE ACTION REQUIRED PER MAP ACT: May 3, 2016

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning, Subdivision, and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.

IV. BACKGROUND

The project site currently has two Assessor Parcel Numbers that align closely, but not exactly, with the proposed subdivision; however, the site is currently only one legal lot. The project site is developed with the Arlington Theatre and uncovered parking. A mixed use development containing 33 apartments and 984 square feet of commercial space ("Arlington Village") was approved in 2013 to replace a portion of the parking lot located to the north of the Arlington Theatre. This development was approved under the City's variable density development standards. Building permits for Arlington Village have been issued and it is currently under construction. The proposed subdivision would create two lots so that each development (Arlington Theatre and Arlington Village) would be on its own lot.



Vicinity Map 1317 State and 1330 Chapala Street

V. SITE INFORMATION

Applicant:	Lisa Plowman, RRM Design Group		
Property Owner:	Arlington Theatre Property, LLC		
Site Information			
Parcel Numbers:	039-131-007 and 039-131-001	Lot Area:	2.41 acres
General Plan:	Commercial / High Density Residential	Zoning:	C-2
Existing Use:	Arlington Theatre and vacant (mixed-use development under construction)		Topography: ~3%
Adjacent Land Uses			
North – Sola Street; Commercial (office) and Bankruptcy Court			
East – Commercial (retail) and State Street			
South – Chapala Street; Residential and Commercial (auto repair)			
West – Residential and Commercial			

VII. ORDINANCE AND POLICY CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

The subject property is zoned C-2 (Commercial). The property was approved for residential development (Arlington Village) under the City's variable density regulations, which were in effect at the time of project approval. The proposed subdivision would make the approved residential development inconsistent with density requirements under the variable density standards. Therefore, as part of the subdivision, the applicant has proposed to convert the residential development to an Average Unit-size Density Incentive Program (AUD) Priority Housing Overlay project. In order to comply with AUD standards, the Arlington Village project is proposing to add bicycle parking spaces so that one space is provided for each unit. All other development standards were met with the previously approved development. With regard to the City's Growth Management Ordinance, the applicant is proposing that all minor and small addition square footage remaining on the lot (2,016 square feet) be allocated to Lot 2 as part of the subdivision.

Standard	Requirement/ Allowance	Proposed Lot 1 (1330 Chapala)	Proposed Lot 2 (1317 State)
Lot Area	N/A	31,423 sf	73,584 sf
Street Frontage	N/A	249 feet (Sola)	230 feet (Chapala) 90 feet (Sola) 50 feet (State) 20 feet (Victoria)
Setbacks -Front -Interior	N/A N/A	5 feet 0 feet	120 feet 2 feet
Parking	35 for Arlington Village 56 for Arlington Theatre	45 spaces (33 residential, 2 commercial, 10 for Parcel 2)	46 spaces (10 provided on Parcel 1) ¹
Bicycle Parking	35 for Arlington Village 8 for Arlington Theatre	36	8
Density	37-63 du/acre (Priority Housing Overlay)	46 du/acre	N/A
Maximum Average Unit Size	970 sf	821.5 sf	N/A
Outdoor Living Space	15% of net lot area (for Arlington Village) N/A for Arlington Theatre	29.7% (9,335 sf); (20% (6,283 sf) provided at-grade)	N/A

¹ Requires an Off-Site Parking Agreement (included in Conditions of Approval).

Lot Coverage					
-Building	N/A	21,495 sf	68%	29,197 sf	40%
-Paving/Driveway	N/A	7,147 sf	23%	40,635 sf	55%
-Landscaping	N/A	2,781 sf	9%	3,752 sf	5%

B. SUBDIVISION ORDINANCE CONSISTENCY

The applicant has submitted all information necessary to adequately review the proposed subdivision, in accordance with the Subdivision Map Act and SBMC §27.07.030. The project was reviewed by the Pre-Application Review Team as required by SBMC §27.07.070. The City's Land Development Team recommended that the Map include a small right-of-way dedication at the corner of Sola and Chapala Streets, which has been included on the Map.

C. GENERAL PLAN CONSISTENCY

Before a tentative subdivision map can be approved, it must be found consistent with the City's General Plan. Exhibit D includes a list of applicable General Plan policies. The General Plan Land Use Designation for the lot is Commercial/ High Density Residential (28-36 dwelling units per acre), and it is within the AUD Priority Housing Overlay (37-63 dwelling units per acre). The project does not include any new development; however, the existing and approved development can be found consistent with the General Plan. The pertinent policies are summarized below.

1. LAND USE ELEMENT

The project site is located in the Downtown neighborhood. The Downtown is bounded on the north by Sola Street, on the east by Santa Barbara Street, on the south by Ortega Street, and on the west by De la Vina Street. The Downtown neighborhood is the most intensively used part of the City. Its primary function is as a viable commercial center, but it is also becoming home to many City residents as mixed- and residential- uses are developed in the Downtown. The General Plan notes that residential land use is desired Downtown to encourage easy access to jobs and daily needs and services.

The existing and approved development includes cultural and residential uses, which is consistent with goals and policies of the Land Use Element.

2. HOUSING ELEMENT

The Housing Element encourages new housing on vacant infill sites. It also encourages the construction of smaller rental units close to transit and commercial services. These policies were implemented through adoption of the Average Unit-Size Density (AUD) Incentive Program. With the subdivision, the approved, but not constructed, residential development would become part of the AUD Program. The approved units are smaller rental units consistent with the Priority Housing Overlay and are located very close to a myriad of commercial opportunities.

3. HISTORIC RESOURCES ELEMENT

Development of the site was previously reviewed and approved by the Historic Landmarks Commission to ensure that it would be compatible with the historic resources

at the site (Arlington Theatre and Arlington Garden Arch). The proposed subdivision would not effect existing or approved development.

4. CIRCULATION ELEMENT

The approved development at 1330 Chapala includes a relocated bus shelter along Sola Street and additional bicycle parking is proposed in order to be consistent with AUD requirements. The subdivision requires access and parking easements to ensure continued function of the site, and those have been included on the Map. Additionally, an Off-site Parking Agreement will be required for Lot 2 and has been included as a condition of project approval. The project site includes public paseos around the Arlington Theatre. The applicant has proposed a Paseo Maintenance Plan to ensure that the existing paseos continue to be open to the public, which is consistent with City Circulation Element policies and Urban Design Guidelines

VIII. ENVIRONMENTAL REVIEW

No new development is proposed for this project and the subdivision of the lot into two lots does not intensify the use or increase the density on the lot. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315 (Minor Land Divisions) which exempts the division of property in urbanized areas into four or fewer parcels when the division is in conformance with General Plan and zoning, all services and access are available, the parcel was not previously divided within the past two years, and the slope is less than 20 percent.

IX. DESIGN REVIEW

The project involves only minor public improvements, given that site development has already been approved. Staff anticipates that these improvements can be approved administratively.

X. FINDINGS

The Staff Hearing Officer finds the following:

THE TENTATIVE MAP (SBMC §27.07.100)

As described in Section VI of the Staff Report, the Tentative Subdivision Map is in compliance with State and Local requirements and conditions, and is consistent with the General Plan and the Zoning Ordinance of the city of Santa Barbara. The site is physically suitable for the proposed development because sufficient lot area is available for the subdivision to support existing and previously approved development. The project is consistent with the Average Unit-Size Density provisions of the Municipal Code and the General Plan because the average unit size is less than 970 square feet and the density is 46 dwelling units per acre, which is within the allowed General Plan density. The existing and approved uses are consistent with the vision for this neighborhood and will not change with the subdivision. The design of the project will not cause substantial environmental damage because it does not include new or additional development, and the minimal associated improvements will not cause serious public health problems. The design of the development does not conflict with any easements acquired by the public at large for access through or use of the property. The project site does not front upon any public natural resources (such as a stream, coastline, or lake), and therefore does not affect public access to such public natural

resources. Discharge of waste from the development will not result in violation of existing requirements because the subdivision does not involve any additional development or discharge.

Exhibits:

- A. Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated March 1, 2016
- D. Applicable General Plan Policies

STAFF HEARING OFFICER DRAFT CONDITIONS OF APPROVAL

1317 STATE ST. AND 1330 CHAPALA ST.
TENTATIVE SUBDIVISION MAP
MARCH 30, 2016

I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
2. Submit an application for, and obtain, Building Permit(s) for the construction of all private improvements required **prior** to approval of the Map (additional bicycle parking at 1330 Chapala Street in conformance with Average Unit Size Density requirements, and required commercial bicycle parking for 1330 Chapala Street and 1317 State Street) to ensure the lot is ready for subdivision.
3. Submit an application for and obtain City Council approval of the Parcel Map and Agreement(s) and record said documents.
4. Following recordation of Parcel Map.
 - a. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements.
 - b. Complete all required public improvements.
 - c. Complete required bicycle parking as part of construction at 1330 Chapala.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, except for required bicycle parking as identified in condition A.2 above, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder concurrent with the Parcel Map, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on March 30, 2016 is limited to a two-lot subdivision of an existing 2.41-acre parcel resulting in a 0.72-acre lot and a 1.69-acre lot and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Growth Management Plan Development Rights.** All minor and small addition square footage remaining on the site (2,016 square feet comprised of 16 square feet

EXHIBIT A

of Minor Addition and 2,000 square feet of Small Addition square footage per the City's Growth Management Ordinance, SBMC C. 28.85) is allocated to Lot 2 (1317 State Street) per this approval. A Written Instrument documenting this allocation shall be prepared for staff approval and recorded following Map recordation.

3. **Uninterrupted Water Flow.** The Owner(s) of each newly created parcel shall allow for the continuation of any historic flow of water onto their newly created parcels including water from adjacent sources such as, but not limited to, public or private property drainage swales, natural watercourses, conduits, runoff from public or private roads, etc., as may be deemed appropriate.
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
5. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
6. **Off-Site Parking Agreement.** The Owner shall provide off-site parking to meet the required parking, as determined by the Public Works Director and Community Development Director. The Agreement shall comply with the provisions outlined in Santa Barbara Municipal Code Subsection 28.90.001.18, and is subject to review and approval by the City Attorney.
7. **Paseo Maintenance.** Owner will maintain the private, but publicly-accessible, paseos on the subject property in good order and repair. Owner maintains its rights, within the constraints of its easement agreements and operation of law, to control the use of said easements as reasonably required for both their maintenance and the operation of the primary businesses of the real property.
8. **Residential Permit Parking Program.** Residents shall not participate in the City's Residential Permit Parking Program.
9. **Rental Housing.** The owner shall record a written covenant by which the owner agrees to maintain the rental housing use for as long as the property (Lot 1 – 1330 Chapala Street) is developed and maintained at the incentive densities provided for in the Average Unit-Size Density Incentive Program Ordinance.

10. **Annual Resident Survey.** The owner shall conduct an annual resident survey for the Arlington Village AUD project, located on Lot 1 (1330 Chapala Street), commencing six months after final Certificate of Occupancy. For example, if an AUD project was approved in November 2015, the first survey report will be due December 31, 2016. The survey report must include findings for each unit and must be submitted to the Planning Division by December 31st of each year for the first eight years of the project. The annual survey report for each unit shall include:
 - a. Net floor area.
 - b. Number of bedrooms.
 - c. Monthly rent (or condominium purchase price) and utilities.
 - d. Periods of vacancy.
 - e. Household size.
 - f. Current employment location of each adult resident by zip code.
 - g. Prior employment location of each adult resident by zip code.
 - h. Prior residence zip code for each adult.
 - i. Number of cars, trucks and bikes owned by each resident. Please list types of alternative transportation used (if any).
- C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to issuance of any Public Works permits for Public Improvements:
 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **Dedication(s).** Easements, as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:
 - a. All sidewalk purposes along the eastern corner of the Chapala Street and Sola Street public right-of-way intersection in order to establish an 8-foot by 8-foot by 11.31-foot triangular public right-of-way.
 3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 4. **Chapala Street Public Improvements.** The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on Chapala Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the

State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 50 linear feet of sidewalk, commercial driveway apron modified to meet Title 24 requirements with a maximum width of 28-feet, 40 linear feet of curb and gutter, diagonal access ramp, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to City water and sewer mains and utilities, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, supply and install 1 commercial City standard Dome Style (or other) street lights, coordinate with Public Works staff and Edison to retire light standard from existing utility pole fronting 105 W. Sola Street (on Chapala Street), preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

5. **Sola Street Public Improvements.** The Owner shall submit C-1 public improvement for construction of improvements along the property frontage on Sola Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 350 linear feet of sidewalk, commercial driveway apron modified to meet Title 24 requirements with a maximum width of 30-feet, 40 linear feet of sandstone curb and gutter, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to City water and sewer mains and utilities, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, supply and install 1 commercial City standard Dome Style (or other) street lights, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, relocation of the MTD bus stop and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
6. **Victoria Street Public Improvements.** The Owner shall submit C-1 public improvement for construction of improvements along the property frontage on Victoria Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 6 linear feet of sidewalk, 15 linear feet of sandstone curb and gutter, mid-block delta style delivery access ramp, public drainage improvements, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to

parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

7. **Agreement to Secure Public Improvements.** The Owner shall submit an executed *Agreement for Land Development Improvements*, prepared by the Engineering Division. Owner shall submit an Engineer's Estimate, wet signed, and stamped by a civil engineer registered in the State of California, and shall submit securities for construction of improvements prior to execution of the Agreement.
- D. **Community Development Department Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Community Development Department for review and approval, prior to processing the approval of the Parcel Map:
1. **Building Permits for Bicycle Parking.** Evidence shall be provided to the Community Development Department that a building permit(s) for the bicycle parking required for the development has been issued.
- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be carefully salvaged and delivered to the City Corporation Annex Yard on Yanonali Street.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
 3. **Evidence of Growth Management Plan Development Rights Agreement Recordation.** Evidence shall be provided to the Community Development Director that the written instrument documenting the allocation of development rights required in Section B "Recorded Conditions Agreement" has been recorded.
 4. **Evidence of Off-Site Parking Agreement Recordation.** Evidence shall be provided to the Community Development Director that the Off-Site Parking Agreement required in Section B "Recorded Conditions Agreement" has been recorded.

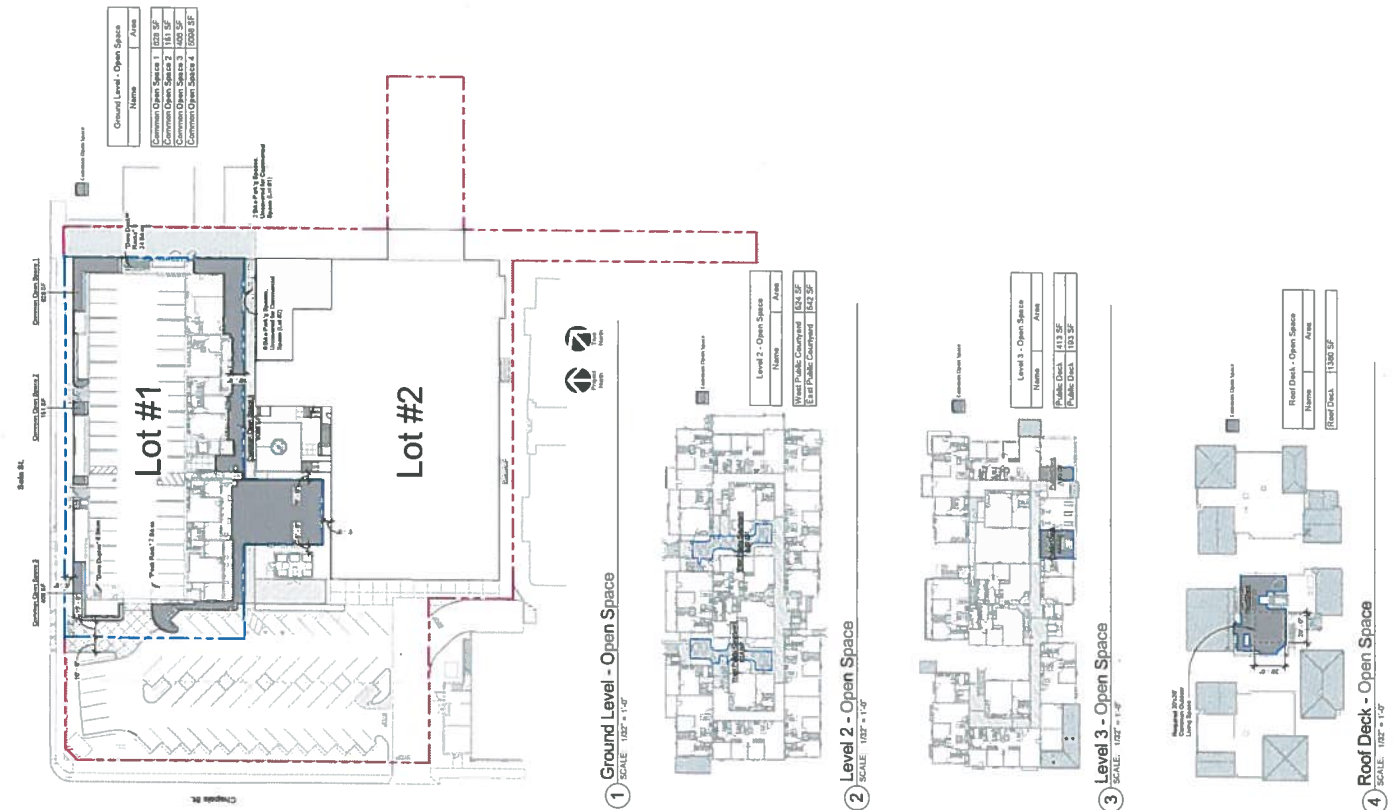
G. General Conditions.

1. **Prior Conditions.** These conditions are in addition to the conditions required by the Historic Landmarks Commission, dated August 14, 2013 as amended by the City Council on October 29, 2013 as part of their approval of the Arlington Village project at 1330 Chapala Street (MST2013-00169).
2. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation of the map and agreements to the Community Development Department.
3. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
4. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

II. NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

The Staff Hearing Officer action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

EXHIBIT B



Project Description

The project consists of a two-lot subdivision of 2.41 acres. Lot #1 would be 72 acres and Lot #2 would be 1.69 acres. The project would include 100 units and would contain the existing Arlington Theatre and parking lot.

Project Data - Lot #1

Owner: Metropolitan Theatre Corporation, 8727 W. Third Street, Los Angeles, CA 90004
Project Address: 1330 Chapultepec Street, Santa Barbara, CA 93101
APN: 020-131-001 (Water APN does not fully align with proposed legal lot)
Zoning: C-2
General Plan Designation: Community High Residential (CH-2) (unimproved)
Ground Site Area: 72 Acres (-1.423 SF)
Existing Use: Parking Lot
Proposed Use: 33 Rental Apartments
Proposed Density: 45 units/acre (12 units)
Current Allowable Density: 23 units/acre (12 units)

AUD Ordinance

Code	Section	Area	Area
22	A	428 SF	428 SF
22	B	1,031 SF	1,031 SF
22	C	1,031 SF	1,031 SF
22	D	1,031 SF	1,031 SF
22	E	1,031 SF	1,031 SF
22	F	1,031 SF	1,031 SF
22	G	1,031 SF	1,031 SF
22	H	1,031 SF	1,031 SF
22	I	1,031 SF	1,031 SF
22	J	1,031 SF	1,031 SF
22	K	1,031 SF	1,031 SF
22	L	1,031 SF	1,031 SF
22	M	1,031 SF	1,031 SF
22	N	1,031 SF	1,031 SF
22	O	1,031 SF	1,031 SF
22	P	1,031 SF	1,031 SF
22	Q	1,031 SF	1,031 SF
22	R	1,031 SF	1,031 SF
22	S	1,031 SF	1,031 SF
22	T	1,031 SF	1,031 SF
22	U	1,031 SF	1,031 SF
22	V	1,031 SF	1,031 SF
22	W	1,031 SF	1,031 SF
22	X	1,031 SF	1,031 SF
22	Y	1,031 SF	1,031 SF
22	Z	1,031 SF	1,031 SF

Minimum Lot Area: 100 SF
Minimum Lot Width: 100 SF
Minimum Lot Depth: 100 SF
Minimum Lot Area: 100 SF
Minimum Lot Width: 100 SF
Minimum Lot Depth: 100 SF

Common Open Space

Open Space	Area
Common Open Space 1	1,031 SF
Common Open Space 2	1,031 SF
Common Open Space 3	1,031 SF
Common Open Space 4	1,031 SF

Site Coverage

Building	21,406 SF	88%
Landscaping	4,042	16%
Parking/Drive	2,205 SF	7%
Landscaping	2,781 SF	6%
Total	31,473 SF	100%

Parking

Parking Required: 33 Residential Spaces
2 Commercial Spaces (Shared with Lot #2)
24 Total
Parking Provided: 33 Residential Spaces
(8 covered for Arlington Village)
(8 covered for Arlington Theatre)
(17 covered for Arlington Theatre)
48 Total (15 spaces will serve the Arlington Theatre)

1 space per unit = 33
1 space per 500 S.F. of new commercial = 2
Total parking = 35 spaces required

Site Parking Required: 33 Residential Spaces, 2 Commercial Spaces
Site Parking Provided: 33 Residential Spaces (covered), 15 Commercial Spaces (uncovered)

Project Data - Lot #2

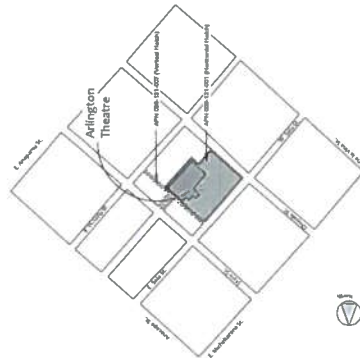
Owner: Metropolitan Theatre Corporation, 8727 W. Third Street, Los Angeles, CA 90004
Project Address: 1317 State Street, Santa Barbara, CA 93101
APN: 020-131-002 (Water APN does not fully align with proposed legal lot)
Zoning: C-2
General Plan Designation: Community High Residential (CH-2) (unimproved)
Ground Site Area: 1.69 Acres (72,645 SF)
Existing Use: Theater

Site Coverage

Building	20,167 SF	42%
Landscaping	18,834 SF	26%
Parking/Drive	21,601 SF	30%
Landscaping	3,762 SF	6%
Total	73,964 SF	100%

Parking

Parking Required: 1 space/500 SF of theater space
Parking Provided: 48 Commercial Spaces (all uncovered) on Lot #2
Notes: 10 Spaces are provided via assessment on Lot #1 (8 covered, 4 uncovered)
1 space per 500 S.F. of theater space (31,000 S.F.) = 62
15% reduction from zone of benefit for commercial spaces = 62 - 9 = 53 commercial spaces
Site Parking Required: 8 Commercial Spaces (Theater)
Site Parking Provided: 8 Commercial Spaces - Theater (8 uncovered)



Lot Split

Lot Split

rrm design group
RRM Design Group
10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8383
Fax: 805.963.8384
www.rrmdesign.com



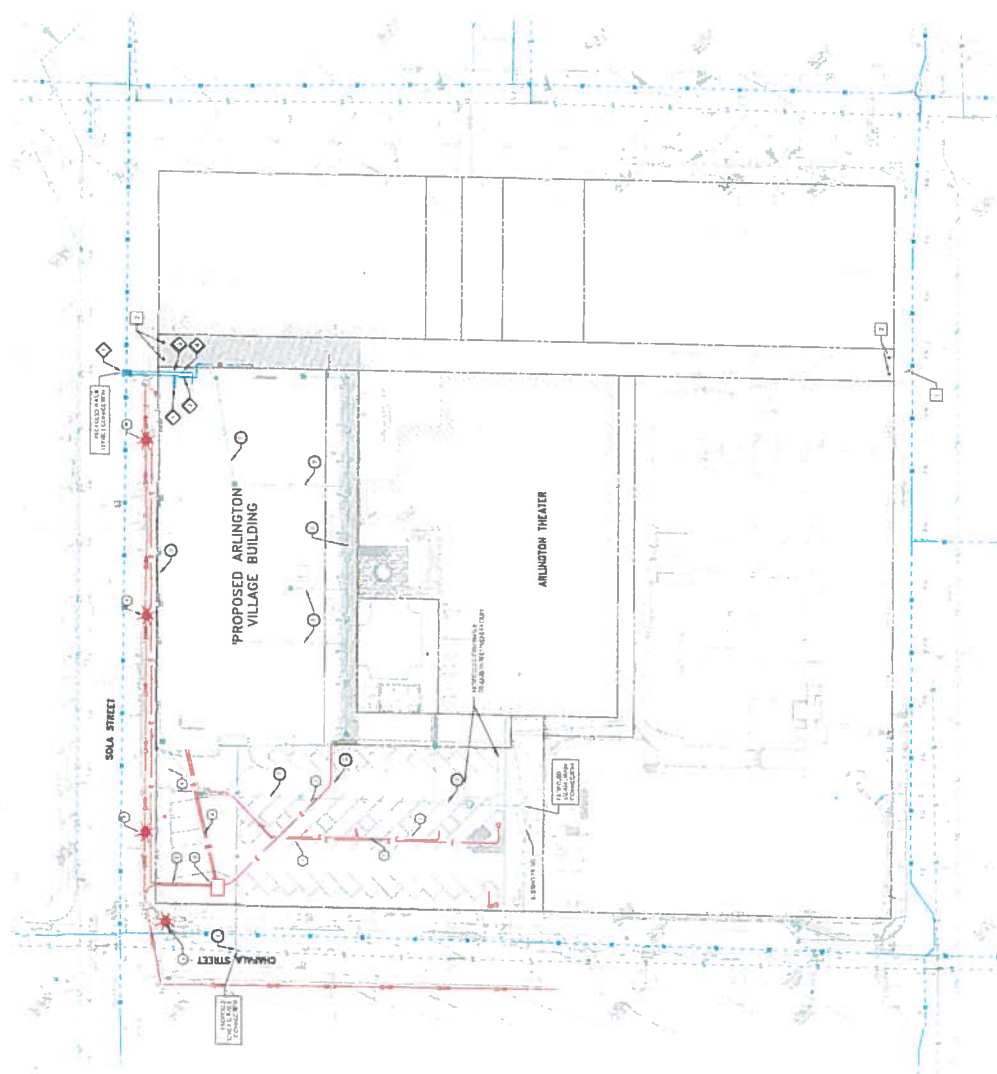
Arlington Village
Santa Barbara, CA
Metro Theater Group



Lot Split	27/27/2018
Approved	1/1/2018
1st Planning Commission	6/1/2018
2nd Planning Commission	6/1/2018
3rd Planning Commission	6/1/2018
4th Planning Commission	6/1/2018
5th Planning Commission	6/1/2018
6th Planning Commission	6/1/2018
7th Planning Commission	6/1/2018
8th Planning Commission	6/1/2018
9th Planning Commission	6/1/2018
10th Planning Commission	6/1/2018
11th Planning Commission	6/1/2018
12th Planning Commission	6/1/2018
13th Planning Commission	6/1/2018
14th Planning Commission	6/1/2018
15th Planning Commission	6/1/2018
16th Planning Commission	6/1/2018
17th Planning Commission	6/1/2018
18th Planning Commission	6/1/2018
19th Planning Commission	6/1/2018
20th Planning Commission	6/1/2018
21st Planning Commission	6/1/2018
22nd Planning Commission	6/1/2018
23rd Planning Commission	6/1/2018
24th Planning Commission	6/1/2018
25th Planning Commission	6/1/2018
26th Planning Commission	6/1/2018
27th Planning Commission	6/1/2018
28th Planning Commission	6/1/2018
29th Planning Commission	6/1/2018
30th Planning Commission	6/1/2018
31st Planning Commission	6/1/2018
32nd Planning Commission	6/1/2018
33rd Planning Commission	6/1/2018
34th Planning Commission	6/1/2018
35th Planning Commission	6/1/2018
36th Planning Commission	6/1/2018
37th Planning Commission	6/1/2018
38th Planning Commission	6/1/2018
39th Planning Commission	6/1/2018
40th Planning Commission	6/1/2018
41st Planning Commission	6/1/2018
42nd Planning Commission	6/1/2018
43rd Planning Commission	6/1/2018
44th Planning Commission	6/1/2018
45th Planning Commission	6/1/2018
46th Planning Commission	6/1/2018
47th Planning Commission	6/1/2018
48th Planning Commission	6/1/2018
49th Planning Commission	6/1/2018
50th Planning Commission	6/1/2018
51st Planning Commission	6/1/2018
52nd Planning Commission	6/1/2018
53rd Planning Commission	6/1/2018
54th Planning Commission	6/1/2018
55th Planning Commission	6/1/2018
56th Planning Commission	6/1/2018
57th Planning Commission	6/1/2018
58th Planning Commission	6/1/2018
59th Planning Commission	6/1/2018
60th Planning Commission	6/1/2018
61st Planning Commission	6/1/2018
62nd Planning Commission	6/1/2018
63rd Planning Commission	6/1/2018
64th Planning Commission	6/1/2018
65th Planning Commission	6/1/2018
66th Planning Commission	6/1/2018
67th Planning Commission	6/1/2018
68th Planning Commission	6/1/2018
69th Planning Commission	6/1/2018
70th Planning Commission	6/1/2018
71st Planning Commission	6/1/2018
72nd Planning Commission	6/1/2018
73rd Planning Commission	6/1/2018
74th Planning Commission	6/1/2018
75th Planning Commission	6/1/2018
76th Planning Commission	6/1/2018
77th Planning Commission	6/1/2018
78th Planning Commission	6/1/2018
79th Planning Commission	6/1/2018
80th Planning Commission	6/1/2018
81st Planning Commission	6/1/2018
82nd Planning Commission	6/1/2018
83rd Planning Commission	6/1/2018
84th Planning Commission	6/1/2018
85th Planning Commission	6/1/2018
86th Planning Commission	6/1/2018
87th Planning Commission	6/1/2018
88th Planning Commission	6/1/2018
89th Planning Commission	6/1/2018
90th Planning Commission	6/1/2018
91st Planning Commission	6/1/2018
92nd Planning Commission	6/1/2018
93rd Planning Commission	6/1/2018
94th Planning Commission	6/1/2018
95th Planning Commission	6/1/2018
96th Planning Commission	6/1/2018
97th Planning Commission	6/1/2018
98th Planning Commission	6/1/2018
99th Planning Commission	6/1/2018
100th Planning Commission	6/1/2018

Lot Split
(Informational Only)

A-1



LEGEND

- [illegible]

WATER NOTES*

- [illegible]

SEWER AND STORM DRAIN NOTES*

- [illegible]

DRY UTILITY NOTES*

- 0711 321 617 3 1234 06 06
219 14 19 381 233 016 0 0906 071 16 0 0 0 0 0 0 0 0
33 06 19 391 212 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
14 07 19 1520 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

IMPROVEMENT NOTES

- [illegible]

J. C. MCNEIL AND J. A. MCNEIL

rrm design group
101 Raymond St. Ste. 1 • Toronto, Ontario M5V 1A7
p 416 593-5211 f 416 593-6166
www.rrmdesign.com

NOTES

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

DATE: 2016

FEDERAL BUREAU OF SURVEY DATE:



March 1, 2016

Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93103

RE: DART Application - Proposed Lot Split at Arlington Village Mixed Use Project/Arlington Theatre; 1330 Chapala Street and 1317 State Street (APN 039-131-001 and APN 039-131-007) (MST2015-0364)

Dear Honorable Staff Hearing Officer,

RRM Design Group is pleased to submit this development application for a lot split on behalf of the Corwin family. Since the approval of the Arlington Village mixed-use project in August 2013 (MST2013-00169), our team has determined that it is necessary to split the existing legal parcel.

On the southern portion, the existing Arlington Theatre is historically established as commercial use. On the northern portion of the lot, approval of the Arlington Village project will result in the development of a mixed-use project that will be separate from the theatre building.

1. PROJECT DESCRIPTION

The project consists of a proposal to subdivide an existing 105,007 sf (2.41 ac) lot into two lots. The purpose of the lot split is to create separate legal lots for the mixed-use project and the theatre. Lot 1 would include the Arlington Village mixed-use project, which is proposed to be 31,423 sf (0.72 ac). Lot 2 would include the Arlington Theatre; the existing paseos on the west, south, and east side of the theatre; and the surface parking lot is proposed to be 73,584 sf (1.69 ac). The lot split proposal does not include additional development.

Please note that final approval for the development of Arlington Village mixed-use project was granted by the Historic Landmarks Commission on August 14, 2013.

2. CONFORMANCE WITH THE ZONING ORDINANCE

The project site is currently developed with the Arlington Theatre and a 125-space surface parking lot. The approved Arlington Village mixed-use project (MST2013-0169/BLD2014-02801) includes the redevelopment of a portion of the parking lot that serves the theatre patrons and

RECEIVED
MAR 01 2016

CITY OF SANTA BARBARA

10 E. Figueroa St., Ste. 1 • Santa Barbara, CA 93101
p: (805) 963-8283 • f: (805) 963-8184

www.rrmdesign.com

a California corporation • Lenny Grant, Architect C26973 • Jerry Michael, PE 36895, LS 6276 • Jeff Ferber, LA 2844

EXHIBIT C



employees; and the development of 33 residential rental units at 29,291 gross sf, 2 commercial units at 984 gross sf, an exercise room at 665 gross sf, a roof deck at 1,830 gross sf, and a parking garage at 14,033 gross sf.

The existing land use and zoning is Commercial/High Residential (28-36 units/acre) and General Commercial C-2, respectively. The project site is also within the High Priority Housing Overlay which allows for up to 63 units per acre. The project complies with the Average Unit Size Density Ordinance (AUD).

It should be noted that there will be a reciprocal vehicular access easement, a reciprocal pedestrian access easement, and a reciprocal parking easement between the two lots. In addition, a trash easement will be provided to allow Lot 1 to access the trash enclosure on Lot 2. Please see the tentative map for more information. The table below demonstrates how each property will be consistent with the relevant sections of the zoning ordinance.

Standard	Requirement/ Allowance	Lot #1	Lot #2
Density	63 units/acre (42 units)	50 units/acre (33 units)	N/A
Average Unit Size	960 sf	822 sf	N/A
Setbacks			
-Front	5 ft for residential 0 ft for commercial	Front (Sola): 5 ft 6 in Interior R: 0 ft	Front: 0 ft Interior R: 6 ft 9 in
-Interior	None	Interior L: 13 ft 5 in	Interior L: 5 ft 11 in
-Rear	None	Rear: 10 ft	Rear: 11 ft and 119 ft
Parking	1 space/ residential unit 1 space/ commercial 500 sf ¹	33 covered residential spaces 12 commercial spaces ²	46 commercial spaces
Bike Parking	33 residential spaces 10 commercial spaces	34 residential spaces 2 commercial spaces	N/A 8 commercial spaces



Open Yard	15% of net lot area, with at least one 20'x20' common open space	6,282 sf (20%), ground level landscaped courtyard fulfills the 20'x20' requirement.	N/A
-----------	--	---	-----

Notes:

1. One vehicular space per 500 sf of theatre space (31,000 sf) = 62, with 10% reduction from zone of benefit for commercial spaces = $62 - 6 = 56$ commercial parking spaces.
2. Ten vehicular spaces are provided via easement on Lot 1 (six covered, four uncovered) that are dedicated to Arlington Theatre to meet the 56 space requirement.

3. COMPLIANCE WITH SUBDIVISION FINDINGS

Below is a description of how the proposed lot split is consistent with the required findings for approval.

A. COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS AND CONDITIONS. Approval shall be denied to any map for failure to meet or comply with any requirement or condition imposed by the Subdivision Map Act or this Code. Approval shall be denied to any map for which the required information, reports, plans or agreement has not been submitted.

The proposed lot split complies with all aspects of the City's subdivision regulations and the State Subdivision Map Act, and all required information has been submitted.

B. CONSISTENCY WITH GENERAL AND SPECIFIC PLANS. Approval shall be denied to any map, which is not consistent with the General Plan or a specific plan adopted thereunder or which depicts a land division or land use, which is not compatible with the objectives, policies, general land uses and programs specified in the General Plan.

The proposed lot split is consistent with the General Plan and is not subject to a specific plan. The only purpose of the lot split is to create separate legal lots for the Arlington Theatre and the approved Arlington Village mixed-use project. The subdivision does not result in any changes in use or physical development of the site. It should be noted that the Arlington Village project helps to fulfill the City's General Plan Housing Element goals and policies by providing rental housing in the downtown.

C. DENIAL ON SPECIFIC FINDING: EXCEPTIONS.

1. Approval or recommendation thereof shall be granted to any map by the Advisory Agency and, in the event of an appeal, by the Appeal Board, if said body finds:



- a. *The proposed map is consistent with applicable General and specific plans.*

The proposed lot split will simply provide for separate legal lots for the Arlington Theatre and the approved Arlington Village. Both of the uses and the proposed map are consistent with the General Plan. The site is not subject to a specific plan.

- b. *The design or improvement of the proposed development is consistent with applicable general and specific plans.*

The proposed lot split will not modify existing or future development of the project site or the Arlington Theatre and future Arlington Village. Both have already been found to be consistent with the General Plan. The site is not subject to a specific plan.

- c. *The site is physically suitable for the type of development.*

The site is built out with the existing Arlington Theatre, and the Arlington Village mixed-use project was recently approved by the City. The proposed lot split will not alter either development and will simply provide for separate legal lots for the existing and future uses. The site is suitable for the existing and approved development.

- d. *The site is physically suitable for the proposed density of development.*

The site is built out with the existing Arlington Theatre, and the Arlington Village mixed-use project was recently approved by the City. The existing development and future mixed-use project are at a density that is consistent with the City's policies and ordinances. The site also is suitable for the existing and future density.

- e. *The design of the development or the proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidably injure fish or wildlife or their habitat.*

The Arlington Theatre was constructed on-site in the 1930s, and the future Arlington Village mixed-use project was recently approved by the City and construction will be started in early 2016. The proposal to create two separate legal lots for the theatre and the mixed-use project would have no impact on the environment nor would it have the potential to harm fish or wildlife or their habitat.



- f. *The design of the development or the type of improvement is not likely to cause serious public health problems.*

The proposal to create two separate legal lots for the theatre and the approved mixed-use project would not cause serious public health problems.

- g. *The design of the development or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed development; provided however, approval may be granted if it is found that alternative easements, for access of or use, will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.*

There are not existing public access easements on the project site. As such, the proposed lot split will not conflict with existing public access easements that allow for access through the property. In addition, reciprocal easements will be granted to each lot to facilitate pedestrian and vehicular access across each parcel. Also, there will be a reciprocal parking easement that will allow for shared parking.

D. ACCESS TO PUBLIC RESOURCES. *Approval shall be granted to any map which provides for, have available, or offer dedication of reasonable public access to public natural resources as required by Article 3.5 of Chapter 4 of the Subdivision Map Act.*

There are no nearby public resources that would require access pursuant to Article 3.5 of Chapter 4 of the Subdivision Map Act.

E. WATER QUALITY REQUIREMENTS. *Approval may be approved to any map if discharge of waste from the proposed development into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board. The determination of water quality control requirements relating to every subdivision shall be made at the time of map approval consideration.*

The proposed subdivision would not increase or change the existing or approved development or the existing or approved access to public sewer. The project is consistent with water quality requirements.



4. PURPOSE AND CONCLUSION

As noted above, the Corwin family is seeking this lot split in order to create separate legal lots for the Arlington Theatre and the approved Arlington Village mixed-use project. We believe the proposal conforms to all city standards and requirements.

If staff has any questions about the information contained herein, please do not hesitate to contact me at (805) 963-8283.

Sincerely,

RRM DESIGN GROUP

A handwritten signature in black ink, appearing to read 'Lisa Plowman', written over the printed name and title.

Lisa Plowman
Planning Manager

XC: Mr. David Corwin
Mr. Phil Herman
Mr. Trent Lyon

Attachments:

1. Proposed Lot Split Map and Site Plan
2. Proposed Condition Language for Paseos

PASEO CONDITION LANGUAGE

“Owner will maintain the private, but publicly-accessible, paseos on the subject property in good order and repair. Owner maintains its rights, within the constraints of its easement agreements and operation of law, to control the use of said easements as reasonably required for both their maintenance and the operation of the primary businesses of the real property.”

Applicable General Plan Goals and Policies

1330 Chapala Street and 1317 State Street

LAND USE ELEMENT

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.

POLICIES

- LG4. Principles for Development. Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.
- Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
 - Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.
 - Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.
- LG6. Location of Residential Growth. Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

HOUSING ELEMENT POLICIES

- H10. New Housing. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program.
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals.

H13. Non-Subsidized Rental Housing. Preserve and promote non-subsidized affordable rental housing.

OPEN SPACE, PARKS AND RECREATION ELEMENT POLICIES

OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

HISTORIC RESOURCES ELEMENT POLICIES

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

CIRCULATION ELEMENT POLICIES

C1. Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

1.1 The City shall establish, maintain, and expand a mobility system that supports the economic vitality of local businesses.

- 1.1.1 Optimize access and parking for customers in business areas by implementing policies of the Circulation Element aimed at reducing dependence upon the automobile, and improving and increasing pedestrian, bicycle use, and transit use.
- 2.1 Work to achieve equality of convenience and choice among all modes of transportation.
- 3.2 The City shall improve and develop safe, convenient, and protected transit stops that are compatible in design, color, and material with the surrounding area.
- 5.1 The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.
- 8.5 The City shall promote/facilitate the development of housing to decrease the need for parking through an increased walking/biking population that lives, works, and shops in the Downtown (See Chapter 13).